WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046313 DEEDWARR
Recvd: 06/30/14 11:50 4 pgs
Fees:23.00 Taxes:888.00
20140630-0057063

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEL SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL OR PIN
DONI L. PORTEOUS	Franklin Synergy Bank	131-05-0-2 130.00CO
(NAME)	(NAME)	
130 JEFFERSON SQUARE	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this **APRIL 14, 2014,** by and between **JI MA, AN UNMARRIED WOMAN,** party of the first part, and **DONI L. PORTEOUS, A SINGLE WOMAN,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of **DAVIDSON**, State of **TENNESSEE**, to wit:

Located in Davidson County, Tennessee, being Unit No. 130, on the plan of Section One, Jefferson Square Townhouses, as shown on plat of record in Plan Book 4675, Page 12, Registers Office of Davidson County, Tennessee, and as established by Master Deed of Jefferson Square (Section One), of record in Book 4731, Page 332, as amended in Book 5826, Page 693 and Book 8550, Page 3, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ji Ma, an unmarried woman by Quit Claim Deed dated 07/06/2007 from Jun Xu, husband of record in Instrument 200709130109718, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JI MA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JI MA, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of April, 2014

Commission expires:

10-18-2016

JESSICA L WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXHIBIT A

All matters as set forth per Plan Book 4460, Page 198, Plan Book 4675, Page 12, said Register's Office.
Rule Regarding Enforcement of Governing Documents of record in Instrument 200510270130020, said Register's Office.

Rule Regarding Collection of Water Bills of record in Instrument 201005030033416, said Register's Office.

Master Deed of record in Book 4731, Page 332, said Register's Office. Said Master Deed was amended of record in Book 5826, Page 693 and Book 8550, Page 3, said Register's Office.

By-Laws of record in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249 and Book 10355, Page 306, said Register's Office.

Grant of Overhead Line Easement of record in Instrument 200201220008268, said Register's Office.
Grant of Easement of record in Instrument 201305170050158, said Register's Office.

Charter of Condominium Association of record in Book 8485, Page 642, Book 8556, Page 701, Instrument 200002090013274 and Instrument 200002090013275, said Register's Office.

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